

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – June 11, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:05 p.m.

Commissioners

Present:	Gwen Morris, CHAIR Blanche Milhahn, VICE-CHAIR Keith Chun, Commissioner Wayne Jones, Commissioner Daniel Payne, Commissioner (Arrived at 5:09 p.m.) Armando Rodriguez, Commissioner	Absent:
----------	--	---------

Staff

Present:	Keith Bergthold, Assistant Director Planning and Development Department Claudia Cazares, Interim Manager Housing and Community Development Linda Lawrence, Recording Secretary	Absent:
----------	--	---------

B. COMMUNICATIONS

1. Keith Bergthold, Housing and Community Development, introduced Rogenia Cox, who will be appointed to the Housing and Community Development Commission by City Council on Tuesday, June 17, 2008. All those present welcomed Ms. Cox to the Commission.

C. APPROVAL OF MINUTES

1. Minutes of May 12, 14, and 28, 2008, were approved as presented.

D. GENERAL ADMINISTRATION

1. ADOPTION OF THE CITY OF FRESNO 2008-2013 HOUSING ELEMENT OF THE GENERAL PLAN

Corrina Nunez, Housing and Community Development, provided the report to Commissioners. Staff recommends HCDC recommend City Council adopt the City of Fresno 2008-2013 Housing Element of the General Plan. The Housing Element was prepared by staff, Quad Knopf and the Council-approved Housing Element Advisory Committee members. The Committee served as representatives from the community stakeholders and various neighborhood groups, organizations and agencies. Once the Housing Element is adopted by City Council, it will be distributed to various City departments, City of Clovis, County of Fresno, Planning Commission, Housing and Community Development and various housing organizations and community groups. The Housing Element will serve to provide residents, officials and the public with an understanding of the City's housing needs for the next five years. On June 4, 2008, the Planning Commission recommended adoption of the Housing Element. Staff will be recommending City Council adopt the Housing Element at its June 17, 2008 public hearing. The City-adopted Housing Element will be forwarded to the State of California Department of Housing and Community Development (HCD) by June 30, 2008. HCD will have 90 days to review for substantial compliance with State Housing Element law. Sophia Pagoulatos, Planning Division, handed out copies of the Activity Center objectives and policies. Sophia gave a report regarding activity centers, which is proposed in the 2008-2013 Housing Element, and gave examples of activity center uses. Commissioners had questions and discussion followed. Public comment followed (Jess Negrete and Luisa Medina, Central California Legal Services). Sophia Pagoulatos responded to comments that were made by the public. Claudia Cazares and Keith Bergthold, Housing and Community Development, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D1 by Commissioner Payne. Commission also recommended that Council authorize the Housing Element Advisory Committee to serve as the oversight and monitoring committee of the implementation of the Housing Element objectives.

Second: Commissioner Jones seconded the motion.

Ayes:	Morris, Milhahn, Chun, Jones, Payne, Rodriguez
Noes:	None
Abstain:	None
Absent:	None

2. CONSIDER RECOMMENDING THAT: 1) THE COUNCIL AND AGENCY ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AND AUTHORIZING THE INSTALLATION OF PUBLIC IMPROVEMENTS (COUNCIL/AGENCY) AND 2) AWARD THE CONTRACT IN THE AMOUNT OF \$266,772 TO BILL MARVIN ELECTRIC FOR THE INSTALLATION OF TRAFFIC SIGNALS AT THE INTERSECTION OF DAKOTA AND MARKS AVENUES WITHIN THE FREEWAY 99 – GOLDEN STATE BOULEVARD REDEVELOPMENT PROJECT AREA (BID FILE 2574)

Art Wahlenmaier, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA and City Council adopt a joint resolution making certain findings pursuant to the Community Redevelopment Law to authorize RDA's installation of traffic signals at the intersection of Dakota and Marks Avenues; and recommend RDA award the contract to Bill Marvin Electric for \$266,772 for the installation of the traffic signals. The Public Works Department has determined that traffic signals are warranted at this particular intersection. This intersection currently ranks number 10 in the 2008 City priority ranking for new signal installations. The proposed traffic signal will reduce traffic congestion, provide for greater traffic safety and improve the operating service level of the intersection. Funding for this project is included in RDA's budget for FY 2008. City Council and RDA adopted and certified Program Environmental Impact Report (EIR) No. 2003-01 for the Freeway 99 – Golden State Corridor Redevelopment Project Area Plan. The EIR addressed the construction and/or installation of new public improvements. By following CEQA guidelines, RDA has determined that this project is within the scope of Program EIR No. 2003-01. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D2 by Vice-Chair Milhahn.

Second: Commissioner Chun seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

There was a change in the order of the agenda items – Agenda Item No. D4 was heard before Item No. D3.

4. CONSIDER RECOMMENDING THAT THE AGENCY APPROVE THE SELECTION OF EAH HOUSING AS THE DEVELOPMENT TEAM FOR THE ANNADALE AFFORDABLE HOUSING PROJECT AND DIRECT STAFF TO NEGOTIATE AND ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE SELECTED DEVELOPER

Chad Wakefield, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA approve the selection of EAH Housing as the development team for the Annadale Affordable Housing project; and direct staff to negotiate and enter into an Exclusive Negotiation Agreement with the selected developer. In January 2008, RDA issued a joint Request for Qualifications and Request for Proposals for the Annadale Affordable Housing project to be developed on a 7.4 ± acre site. The site is located near the intersection of Annadale and Elm Avenues in southwest Fresno. EAH Housing was selected as the developer for the project from several proposals. EAH has proposed Sequoia Village, a 230-unit project, with two distinct communities; a 130-unit community for seniors and a 100-unit community for families. Over 70% of the units will be affordable housing for residents earning 50% or less of the area median income. This project will support two goals within the City of Fresno's Housing Element. EAH will also bring the first PACE program (Program for All-Inclusive Care for the Elderly) to Central California. EAH identified Sequoia Health as a strategic partner in providing health care to the families and seniors who reside in Sequoia Village. Lamar Turner, EAH Housing, gave a brief presentation and provided architectural renderings of the project. Commissioners had questions and discussion followed. Derek Isaksen, EAH Housing, assisted in answering Commissioners' questions. Public comment followed (Jess Negrete, Central California Legal Services, and Jose Luis Barraza, Center for Independent Living).

Motion: Motion was made to recommend approval of Item D4 by Commissioner Rodriguez.

Second: Commissioner Chun seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

3. **CONSIDER RECOMMENDING THE COUNCIL ADOPT AN ORDINANCE TO DELETE THE DEBT INCURRENCE TIME LIMIT PURSUANT TO SB 211, FROM EIGHT REDEVELOPMENT PLANS WITHIN THE MERGER ONE REDEVELOPMENT PROJECT, INCLUDING THE CENTRAL BUSINESS DISTRICT, CHINATOWN EXPANDED (AND WEST FRESNO REHABILITATION PROJECT), CONVENTION CENTER, JEFFERSON, MARIPOSA, WEST FRESNO I, WEST FRESNO II, AND WEST FRESNO II**

Jerry Freeman, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that City Council adopt an ordinance that will delete the debt incurrence time limit from eight Redevelopment Plans within the Merger One Redevelopment Project. In June 1998, City Council adopted amendments to the eight Redevelopment Plans within the Merger One Redevelopment Project. One of the amendments provided for the setting of the current time durations for the debt incurrence time limits of the eight Redevelopment Plans. In 2001, SB 211 was passed, which permits an amendment to delete the debt incurrence time limit for Redevelopment plans adopted prior to 1993. Six of the debt incurrence limits will be reached in January 2009. RDA's financial and redevelopment activities would be curtailed beginning January 2009, without the amendments to delete the debt incurrence time limit from the Plans. Jerry handed out a sheet identifying corrections in dates from the staff report previously provided to Commissioners. Commissioners had questions and discussion followed. Lora Kutka, RDA, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D3 by Commissioner Rodriguez.

Second: Commissioner Payne seconded the motion.

Ayes: Morris, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: Milhahn

Absent: None

5. **RECOMMEND APPROVAL OF THE FY 08/09 BUDGET OF THE REDEVELOPMENT AGENCY AND APPROVAL OF THE RESOLUTION APPROPRIATING THE FY 08/09 BUDGET OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO**

Lora Kutka, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC approve RDA's budget for FY 2008/2009 and approve the resolution for appropriating RDA's FY 2008/2009. Commissioners had questions and discussion followed. Keith Bergthold assisted in answering Commissioners' questions. Commissioners expressed their gratitude for the comprehensive and easy-to-follow report.

Motion: Motion was made to recommend approval of Item D5 by Vice-Chair Milhahn.

Second: Commissioner Chun seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

E. INFORMATIONAL REPORTS

None.

F. COMMISSIONERS' ITEMS

1. Commissioner Chun announced his resignation from the Housing and Community Development Commission due to health issues, effective as soon as possible. Commissioner Chun inquired as to whom a resignation letter should be sent. Keith Bergthold suggested addressing the letter to Mayor Autry.
2. Commissioner Rodriguez expressed his gratitude in sitting on the Commission, and announced his intention to resign due to the City's decision to curtail individual parking permits for the Commissioners.
3. Chair Morris, concerned for the future of the Commission, questioned each Commissioner individually to get a tally of the number of vacancies to be filled. Of the current Commissioners, Commissioner Jones will be the only one remaining after the end of June. Effective July 1, 2008, there will be five vacancies on the Commission. Chair Morris expressed the need of new appointments to Keith Bergthold.

G. UNSCHEDULED ORAL COMMUNICATIONS

1. Luisa Medina, Central California Legal Services, commended the Commission on their work and dedication to the community.
2. Keith Bergthold expressed his appreciation to the Commission and extended his understanding regarding the parking issue.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **June 25, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:44 p.m.

Attest: Gwen Morris, CHAIR

Attest: Claudia Cazares, Interim Manager
Housing and Community Development